

JONES VARGAS

ATTORNEYS AT LAW
3773 HOWARD HUGHES PARKWAY
THIRD FLOOR SOUTH
LAS VEGAS, NEVADA 89169

TEL (702) 862-3300 FAX (702) 734-2722

WWW.JONESVARGAS.COM

HERBERT M. JONES
MELVIN D. CLOSE, JR.
JOSEPH W. BROWN
ALBERT F. PAGNI
JOHN P. SANDE, III
WILLIAM J. RAGGIO
GARY R. GOODHEART
MICHAEL E. BUCKLEY
RICHARD F. JOST
JANET L. CHUBB
DOUGLAS M. COHEN
KIRK B. LENHARD
KEVIN R. STOLWORTHY
JAMES L. WADHAMS
JODI R. GOODHEART
PAUL A. LEMCKE
PHILIP M. BALLIF

MICHAEL G. ALONSO
ANN MORGAN
R. DOUGLAS KURDZIEL
KRIS T. BALLARD
WILLIAM C. DAVIS, JR.
KARL L. NIELSON
PATRICK A. ROSE
PATRICK J. SHEEHAN
TONY F. SANCHEZ III
CLARK V. VELLIS
JOHN P. DESMOND
SCOTT M. SCHOENWALD
CONSTANCE L. AKRIDGE
EDWARD M. GARCIA
TAMARA BEATTY PETERSON
ELIZABETH M. FIELDER

CLIFFORD A. JONES (1912 - 2001)
GEORGE L. VARGAS (1909 - 1985)
JOHN C. BARTLETT (1910 - 1982)
LOUIS MEAD DIXON (1919 - 1993)
GARY T. FOREMASTER (1953 - 1998)

Writer's Direct Line
(702) 862-3306
E-Mail Address
kfellows@jonesvargas.com

MARIA-NICOLLE BERINGER
WHITNEY D. BOCCI
MEGAN BARKER BOWEN
LOUIS M. BUBALA III
ADAM K. BULT
DAVID A. CARROLL
ERIN E. DART
TRACY A. DIFILIPPO
KATHLEEN L. FELLOWS
WILLIAM D. GREENLEE, JR.
RYAN W. HERRICK
BRIAN R. IRVINE
KIRK D. KAPLAN
MICHAEL A. KELLER
BENJAMIN W. KENNEDY
WAYNE O. KLUMP
CURT R. LEDFORD
DARREN J. LEMIEUX

DIANE J. MARKERT
LINDA P. MCKENZIE*
MATTHEW T. MILONE
CHRISTOPHER C. MONEY
BINU G. PALAL**
ALEJANDRO (ALEX) RAMIREZ
RICHARD A. RAWSON
MOLLY MALONE REZAC
JOHN P. SANDE, IV
BRETT J. SCOLARI
BRADLEY SCOTT SCHRAGER
STEVEN G. SHEVORSKI
TIFFANY J. SWANIS
STACIE A. TRUESDELL
JESSE A. WADHAMS
CHRISTINA H. WANG
GORDON H. WARREN
ANDREW WONG

ROBERT E. BRUCE
AMANDA J. COWLEY
ALAN B. RABKIN
OF COUNSEL

BRIAN J. MATTER
EXECUTIVE DIRECTOR

February 26, 2007

City of Las Vegas
Planning & Development Department
731 S. 4th Street
Las Vegas, NV 89101

HAND DELIVERED

RE: Justification Letter – General Plan Amendment

Dear Planning and Development Department:

Enclosed is an application for a General Plan Amendment of approximately .54 acres located at 400 S. Decatur Blvd., north of Alta Ave. (APN 138-36-713-028 and 029) (the "***Property***") submitted by Fletcher Jones Management Group, Inc. (the "***Applicant***").

APN 138-36-713-028

APN 138-36-713-028 ("***Parcel 1***") is zoned R-3 (Limited Multiple Residence District) and designated SC (Service Commercial) under the General Plan. The Applicant requests to amend the General Plan designation for Parcel 1 from SC to GC (General Commercial) in conjunction with an application to rezone Parcel 1 to C-2 (General Commercial) because the current use and zoning designation for Parcel 1 do not currently comply with the General Plan designation.

APN 138-36-713-029

APN 138-36-713-029 ("***Parcel 2***") is zoned C-2 and designated SC under the General Plan. The Applicant requests to amend the General Plan designation for Parcel 2 from SC to GC because the General Plan designation does not comply with the current use and zoning designation for Parcel 2.

The Property is currently operated as part of the Bill Heard Dealership (the "***Dealership***"). The Dealership is comprised of five parcels, including Parcel 1 and Parcel 2. The Applicant requests to amend the General Plan designation for the Property so that the Applicant may re-map the entire Dealership into one parcel. In order to accomplish this all parcels must be zoned C-2 and designated GC under the General Plan.

RENO OFFICE
100 WEST LIBERTY STREET, TWELFTH FLOOR, RENO, NEVADA 89504 TEL (775) 786-5000 FAX (775) 786-1177

*LICENSED IN ARIZONA ONLY
**LICENSED IN ILLINOIS AND WISCONSIN ONLY

**GPA-20175
04/12/07 PC**

RECEIVED

FEB 27 2007

February 26, 2007

Page 2

The General Plan Amendment is appropriate for the following reasons:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations. Under the General Plan, the property to the north of the Property is primarily designated GC with a portion designated H (High Density Residential, Greater than 25 du/ac). The property to the west, east, and south is all designated SC under the General Plan.
2. The zoning designations allowed by the proposed amendment will be compatible with the existing land uses or zoning districts because the Property is currently part of the Dealership and has been operating as such for an extended number of years.
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses permitted by the proposed General Plan designation because the Property has been used as part of the Dealership for an extended number of years.
4. The proposed amendment conforms to other applicable adopted plans and policies because it is in the best interests of the public to have zoning in compliance with the General Plan. The amendment is therefore appropriate because it promotes the objectives of the General Plan.
5. The Property has been operating as part of the Dealership concurrently with the surrounding land uses for a number of years despite the current General Plan designation.

The proposed General Plan Amendment will make revitalization of the Dealership more efficient if the Dealership encompasses only one parcel rather than five. Moreover, the General Plan Amendment is appropriate because the Applicant does not intend to change the current use or intensity of the use on the Property.

Thank you for your consideration of this request. Please contact me at (702) 863-3306 if you have any questions or comments.

Very truly yours,

JONES YARGAS



Katie Fellows

Enclosures

GPA-20175
04/12/07 PC

RECEIVED
FEB 27 2007